

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS

2018-013286

Klamath County, Oregon

10/30/2018 03:51:01 PM

Fee: \$92.00

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name and Address):

Michael A. Eddy

3462 Denver Park

Klamath Falls, Or 97603

Until requested otherwise, send all tax statements to (Name and Address):

same as above

SPACE RESERVED
FOR
RECORDER'S USE

CE 79369

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that DANIEL LEE EDDY, TRUSTEE OF THE DANIEL LEE EDDY LIVING TRUST AND MICHAEL A. EDDYhereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MICHAEL A. EDDYhereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREOF

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ TO CHANGE VESTING however, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on September 26 2018; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Daniel Lee Eddy Living Trust

Daniel Lee Eddy, Trustee

Daniel Lee Eddy

Michael A. Eddy

Michael A. Eddy

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on September 26 2018

by

Daniel Lee Eddy

as

Trustee

of

Daniel Lee Eddy Living TrustOFFICIAL STAMP
TWILA JEAN PELLEGRINO
NOTARY PUBLIC- OREGON
COMMISSION NO. 934477
MY COMMISSION EXPIRES DECEMBER 03, 2018

Twila Jean Pellegrino

Notary Public for Oregon


My commission expires 12-3-2018


Michael A Eddy

State of Oregon
County of Klamath

On this 30 day of October, 2018 personally appeared before me the above named Michael A Eddy , and acknowledged the foregoing instrument to be his voluntary act and deed.

WITNESS My hand and official seal.


Notary Public for Oregon
My Commission expires: 2-4-2020

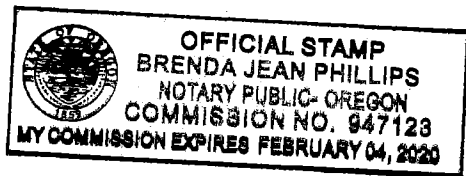


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the NE1/4 NE1/4 of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows

Beginning at the iron axle which marks the Northeast corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence West along the section line a distance of 529 feet to a point, thence South parallel to the East line of Section 24, to a point on the North right of way line of the U S R S Dixon Drain, thence Southeast following the North right of way line of the Dixon Drain to its intersection with the East line of Section 24, thence North along the East line of Section 24 to the point of beginning

EXCEPT THEREFROM the East and North 30 feet of subject property for road purposes, as referred to in Book 311 at Page 303, Deed Records of Klamath County, Oregon, recorded April 7, 1959

ALSO LESS AND EXCEPT that portion deeded to Klamath County on April 2, 1987 in Book M87 at Page 5503

AND EXCEPTING that portion thereof taken for public use by Stipulated Judgment entered July 28, 2006 in Klamath County Circuit Court Case No 0502585CV in favor of the State of Oregon, by and through its Department of Transportation, a copy of which was recorded October 6, 2006 in Volume 2006, page 020183, Microfilm Records of Klamath County, Oregon, described as follows

A parcel of land lying in the NE1/4 of Section 24, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon and being a portion of that property described in that Trustee's Deed to Don Purno, recorded February 11, 2002 in Book M02, Page 8105, Deed Records of Klamath County, Oregon, the said parcel being that portion of said property included in a strip of land variable in width, lying on the Westerly side of the centerline of the relocated Klamath Falls - Malin Highway, which centerline is described as follows.

Beginning at Engineer's center line Station 0+000 000, said station being located at the quarter corner common to Section 13, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, and Section 18, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, thence South 0°01'10" West along the West line of said Section 18 to Engineer's center line Station 0+810 028, said station being located at the Southwest corner of said Section 18, thence South 0°36'54" West to Engineer's Station 1+618 086, thence South 0°36'54" West to Engineer's Station 1+618 086, thence South 0°18'18" West to Engineer's Station 2+451 692, said station being located at the Southwest corner of Section 19, Township 39 South, Range 10 East, of the Willamette Meridian, Klamath County, Oregon

The width in meters of said strip of land is as follows

<u>Station</u>	<u>to</u>	<u>Station</u>	<u>Width on Westerly Side of Center Line</u>
0+809.387		0+830 078	50 716 in a straight line to 20 000
0+830 078		0+950 000	20 000
0+950 000		0+960 000	20 000 in a straight line to 27 000

EXCEPT therefrom that property described in that Correction Warranty Deed to Klamath County, a Political Subdivision of the State of Oregon, recorded April 2, 1987, in Book M87, Page 5503, Deed Records of Klamath County, Oregon

Bearings are based on County Survey No 6981, filed May 19, 2004, Klamath County Oregon

This parcel of land contains 1,446 square meters, more or less, outside the existing right of way